

Title Information

This survey was completed using Title Report Order No. NCS-689348-SLC1 dated September 16, 2014 from First American Title Insurance Company National Commercial Services.

The following survey-related items circled from Schedule B - Section 2 of the title report are plotted on the survey:

The following survey related items not circled from Schedule B - Section 2 of the title report could not be plotted:

- #11 Application for Assessment and Taxation of Agricultural Land recorded May 15, 2001 as Entry No. 1772678 in Book 2141 at Page 1596 of Official Records blankets site along with more land but contains nothing to plot.
- #13 Ordinance recorded December 22, 1981 as Entry No. 849262 in Book 1394 at Page 1772 of Official Records covers the entire site but contains nothing to plot.
- #14 Resolution No. 23-2005 recorded January 24, 2006 as Entry No. 2156401 of Official Records implies coverage of the entire site but contains nothing to plot.
- #15 Patent concerning water rights and rights to ditches and reservoirs used in connection with such water rights, recorded September 5, 1872 in Book H at Page 3 of Official Records does not affect the site and contains nothing to plot.
- #16 Patent concerning water rights and rights to ditches and reservoirs used in connection with such water rights, recorded September 16, 1884 in Book R at Page 533 of Official Records affects Parcel 1 along with more land but contains nothing to plot.
- #17 Patent concerning water rights and rights to ditches and reservoirs used in connection with such water rights, recorded January 18, 1897 in Book 27 at Page 389 of Official Records does not affect the site and contains nothing to plot.
- #18 Easements in favor of the American Telephone and Telegraph Company recorded April 25, 1952 as Entry No. 189773 in Book 388 at Page 165 of Official Records contains no size or location of easements and therefore was not plotted.
- #19 Rights and/or easements for a water distribution system of canals and ditches pipelines set forth in Agreement recorded December 16, 1963 as Entry No. 416234 in Book 761 at Page 95 of Official Records, and Warranty Deed of Water Right recorded December 16, 1963 as Entry No. 416235 in Book 761 at Page 101 of Official Records, and Conveyance of Easement recorded December 16, 1963 as entry No. 416236 in Book 761 at Page 102 of Official Records, and Conveyance of Easement recorded December 16, 1963 as Entry No. 416237 in Book 761 at Page 103 of Official Records, and Certification and Acknowledgment recorded December 16, 1963 as Entry No. 416238 in Book 761 at Page 104 of Official Records, and Transfer and Conveyance recorded June 4, 1979 as entry No. 778824 in Book 1305 at Page 791 of Official Records affect the site but contain nothing to plot.
- #20 6-8' Right-of-Way Easement in favor of Pacificorp recorded January 13, 2004 as Entry No. 2004628 of Official Records.
- #21 10' Right-of-Way Easement in favor of Pacificorp recorded May 24, 2006 as Entry No. 2181807 of Official Records.

Notes

The location and/or elevation of existing utilities shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. No underground explorations were performed.

According to ALTA standards, the surveyor cannot certify a survey based upon an interpretation. The surveyor is not authorized to interpret zoning codes, nor can the surveyor determine whether certain improvements are burdening or actually benefiting the property.

Pertaining to ALTA requirement No. 2: There were no addresses disclosed in the Record Documents.

Flood Plain Data

This property lies entirely within Flood Zone X as designated on FEMA Flood Insurance Rate Map for Salt Lake County, Utah and Incorporated Areas Map Number 49057C0187E dated December 16, 2005. Flood Zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain." (no shading)

Zoning Information

Zone	=	RE-20 (Residential Estate)
Building Setback Requirements	=	30' (unless 50% of approved subdivision/phase is completed, then not less than 40')
Front yard	=	30'
Back yard	=	10' (with total width of 2 side yards not less than 24')
Side yard	=	20' (other main building)
Height Restrictions	=	35' (street)
Bulk Restrictions	=	none

Narrative

This Survey was requested by Kent and Jeraldine Beckstrom Trust prerequisite to development of this property.

This Survey retraces and honors a previous 2004 Property Survey for Plain City Elementary by Great Basin Engineering North which establishes the Section Breakdown controlling the surveys in the area.

A line between monuments found for the East Quarter Corner and the Northeast Corner of Section 33 was assigned the Weber County Survey bearing of N 1°21'54" W as the Basis of Bearings to retrace and honor the previous Survey.

The lot lines in this area of Plat B of the Plain City Survey appear from the Parcel 1 Legal Description to be controlled by aliquot section lines, since the Official Plat B of Plain City Survey shows ambiguities and lack of dimensions. The adjacent deeds to the northwest of this site call for fences and fit along existing fencelines as measured on the ground.

The adjacent 14 ft. wide tract is ambiguous in that the existing fence is less than 14 ft. from the calculated aliquot section line and appears to lie over an approximate 14 ft. wide ditch on the ground which creates an apparent overlap.

The centerline of 2600 North Street extended from the Meadows Phase-4 Subdivision Plat to the Marigold Estates Subdivision Plat also matches existing survey markers and fence line evidence recovered along the North Line of the street.

Boundary line agreements along existing fences are recommended to clear deed discrepancies.

No Property Corners were placed with this Survey.

Record Descriptions

Parcel 1:

A part of the East 1/2 of the Northeast Quarter of Section 33, Township 7 North, Range 2 West, Salt Lake Meridian, U.S. Survey; Beginning at a Point on the West line of the East 1/2 of said Quarter Section 639.8 Feet South 0°41' West of the Northwest Corner of said East 1/2 of said Quarter Section; running thence South 0°41' West 1355.35 Feet; thence East to the Center of the road running North and South; thence North along the Center of said road to a Point South 88°35' East of the Place of Beginning; thence North 88°35' West to the Place of Beginning.

Parcel 2:

All of that part of Lot 45, Plat B, Plain City Survey, in Weber County, Utah, according to the Official Plat thereof, lying East of the Plain City Irrigation Ditch.

Parcel 3:

The South 664.67 Feet of Lot 61, Plat B, Plain City Survey, in Weber County, Utah, according to the Official Plat thereof.

Certification

To R & A Robson Properties, LLC, the Kent and Jeraldine Beckstrom Trust, and First American Title Insurance Company National Commercial Services:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NISTPS, and includes Items 2, 3, 4, and 6a of Table A thereof. The field work was completed on December 12, 2014.

Date: 30 Dec 2014

Bruce D. Pimper
Bruce D. Pimper
Utah PLS No. 362256

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ALTA / ACSM Land Title Survey

Kelly's Corner

Plain City
Weber County, Utah
A Part of the NE 1/4 of Section 33, T7N, R2W, SL&M, U.S. Survey

23 Dec, 2014

SHEET NO.

1

of 2

DESIGNATION	
DATE	
REV.	

Designed by: ---
Drafted by: JC
Client Name:
Kent & Jeraldine Beckstrom
14-169as

ANDERSON WAHLEN & ASSOCIATES
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